160.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	854,400 / 854,400
					USE VALUE:	854,400 / 854,400
					ASSESSED:	854,400 / 854,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
103		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SMITH WARREN W
Owner 2:	
Owner 3:	
Street 1:	103 HILLSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KINGSBURY JENNIFER -
Owner 2:	-
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,500 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1924, having primarily Aluminum Exterior and 1976 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10500.000	326,900	13,000	514,500	854,400
Total Card	0.241	326,900	13,000	514,500	854,400
Total Parcel	0.241	326,900	13,000	514,500	854,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 432.39 | /Parcel: 432.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 160.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	326,900	13000	10,500.	514,500	854,400	854,400	Year End Roll	12/18/2019
2019	101	FV	281,100	13200	10,500.	514,500	808,800	808,800	Year End Roll	1/3/2019
2018	101	FV	281,100	17600	10,500.	455,700	754,400	754,400	Year End Roll	12/20/2017
2017	101	FV	281,100	17600	10,500.	382,200	680,900	680,900	Year End Roll	1/3/2017
2016	101	FV	281,100	17600	10,500.	382,200	680,900	680,900	Year End	1/4/2016
2015	101	FV	250,300	17800	10,500.	330,800	598,900	598,900	Year End Roll	12/11/2014
2014	101	FV	250,300	17800	10,500.	319,700	587,800	587,800	Year End Roll	12/16/2013
2013	101	FV	250,300	17800	10,500.	304,300	572,400	572,400		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12518

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KINGSBURY JENNI	51360-219		6/26/2008		595,400	No	No		
PILOTTE PAUL R	38944-102		4/28/2003	Family	1	No	No		
PAYNE LENDON	30387-24		7/2/1999		374,000	No	No		
CASTALDO JOHN--	21719-66		1/29/1992		191,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/18/1997	78		15,000					BATH DORMER
5/19/1994	210	Manual	2,600					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	MEAS&NOTICE	HS	Hanne S
2/23/2009	Meas/Inspect	372	PATRIOT
4/28/2000	Inspected	264	PATRIOT
12/16/1999	Mailer Sent		
12/1/1999	Measured	256	PATRIOT
1/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10500		Sq. Ft.	Site		0	70.	0.70	8									514,500						514,500	

Total AC/HA: 0.24105 | Total SF/SM: 10500 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 514,500 | Spl Credit | Total: 514,500

USER ACCT

106762

GIS Ref

GIS Ref

Insp Date

10/06/18

!12518!

PRINT

Date	Time
12/11/20	02:36:06

LAST REV

Date	Time
10/12/18	10:16:38

apro

USER DEFINED

Prior Id # 1:	106762
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	25	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.18137646
Const Adj.:	0.99693000
Adj $ / SQ:	105.997
Other Features:	117700
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	401536
Depreciation:	74686
Depreciated Total:	326851

COMMENTS

OF=DBL SINK OFP ATTACHED TO GAR.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

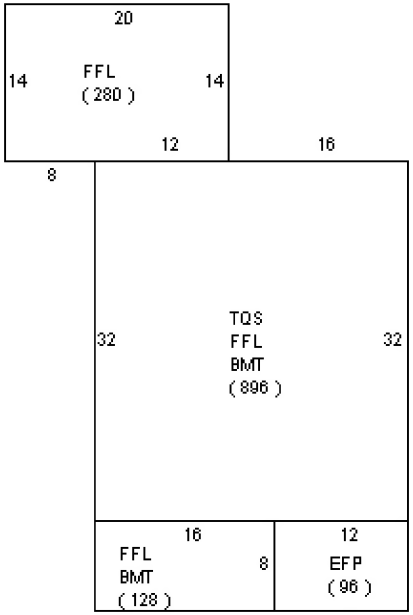
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	116.60
Special Features:	0	Val/Su Net:	105.59
Final Total:	326900	Val/Su SzAd	165.44

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,304	106.000	138,221
BMT	Basement	1,024	31.800	32,562
TQS	3/4 Story	672	106.000	71,230
EFP	Enclos Porch	96	55.410	5,320

Net Sketched Area:	3,096			Total:	247,333
Size Ad	1976	Gross Are	3320	FinArea	1976

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 160.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	GD	1924	21.25	T	30	101			6,000			6,000
12	Pool-Gunite	D	Y	1	12X30	A	GD	1980	25.24	T	23.4	101			7,000			7,000
2	Frame Shed	D	Y	1	4X14	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:	13,000	Total Special Featues:	Total: 13,000